

After Recording, return to:
Sterling Savings Bank
Mortgage Loan Servicing
111 N. Wall St.
Spokane, WA 99201
Loan No. 117717747

State of Oregon, County of Klamath
Recorded 06/22/2004 8:22 a m
Vol M04 Pg 39946
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

DEED OF RECONVEYANCE

Grantor: Pacific Cascades Financial, Inc., Trustee for STERLING SAVINGS BANK, a Washington Corporation, Successor by merger of Klamath First Federal Savings and Loan Association

Grantee: David J. McNiven and Kay D. McNiven, husband and wife

After recording, return & send tax statements to:

David and Kay McNiven
79 High St
Klamath Falls OR 97601

Consideration: PAYMENT OF LOAN

PACIFIC CASCADES FINANCIAL, INC., the trustee or successor trustee under that certain trust deed dated August 9, 1999 executed and delivered by David J. McNiven and Kay D. McNiven, husband and wife as grantor, Klamath First Federal Savings and Loan Association, as beneficiary, and recorded on August 13, 1999 in the Mortgage Records of Klamath County, Oregon, Vol. M99, Page 32713 conveying real property situated in said county described in above mentioned trust deed, having received from the beneficiary under said trust deed a written request to reconvey, reciting that the obligation secured by said trust deed has been fully paid and performed, conveys to the person(s) legally entitled thereto, but without any express or implied covenant or warranty, all of the estate held by the undersigned in and to the property described in said trust deed.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and neuter and the singular includes the plural.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

IN WITNESS WHEREOF, the undersigned trustee has executed this instrument.

Dated: June 14, 2004

Pacific Cascades Financial, Inc.

STATE OF WASHINGTON)

County of Spokane)



by: Kathy Harper
Authorized Officer

The foregoing instrument was acknowledged before me on June 14, 2004, by Kathy Harper, authorized signer for Pacific Cascades Financial, Inc., Trustee for STERLING SAVINGS BANK, a Washington Corporation, Successor by merger of Klamath First Federal Savings and Loan Association

Marie L. Milliken
Notary Public for Washington